

**DURHAM, NORTH CAROLINA
TUESDAY, FEBRUARY 24, 2015
9:30 A.M.**

The Durham City Council and the Durham Housing Authority Board of Commissioners held a joint meeting on the above date and time at the Durham Convention Center located at 301 W. Morgan Street with the following members present: Mayor William V. “Bill” Bell, Mayor Pro Tempore Cora Cole-McFadden and Council Members Diane Catotti, Eddie Davis, Don Moffitt and Steve Schewel. Absent: Council Member Eugene Brown.

Durham Housing Authority Board of Commissioners in Attendance: Chairman Thomas M. Niemann, Kimberly A. Cameron, Daniel C. Hudgins, George K. Quick and Larry D. Yon, II. Absent: Commissioners Barbara Lofton and Gloria Nottingham.

City Staff: City Manager Thomas J. Bonfield, Deputy City Managers Keith Chadwell and William Ferguson, Community Development Director Reginald Johnson, Senior Assistant to the City Manager Karmisha Wallace and City Clerk D. Ann Gray.

Durham Housing Authority Staff: Executive Director Dallas Parks, Brenda B. Edwards, Sabrina Sinegal, Jeff Causey, Rhega Taylor, Elvert Dorsey, Meredith Daye, Marshall Isler, and Sherrod Banks and Eris Pristell of The Banks Law Firm.

**SUBJECT: CITY COUNCIL AND DURHAM HOUSING AUTHORITY JOINT
MEETING**

Chairman Neimann called the meeting to order and acknowledged Executive Director Dallas Parks for comments and presentation.

Executive Director Dallas Parks introduced the Durham Housing Authority staff in attendance; and a Powerpoint presentation was provided as outlined below:

- Durham Housing Authority’s mission is to be a leader for affordable housing, providing a safety net, promoting self-sufficiency, leveraging core competencies to generate mixed income development.
- The Durham Housing Authority’s mission represents a partnership of public service, real estate development and community empowerment.
- Since the passage of Housing Act of 1937, the U.S. Government has built more than a million units of public housing. These communities acted as a safety net for Americans faced with substandard living conditions and little or no financial resources. Local Housing Authorities were established to manage the properties and administer anti-poverty programs.
- In the mid-1970s, the Housing Choice Voucher program was established to reduce the concentration of poverty in urban centers.

- DHA continues to manage just under 2,000 units of public housing, maintaining a consistently high rating from HUD for property and program management.
- Durham's Housing Choice Voucher program has also established and maintained strong, stable ratings from the SEMAP program.
- Much of DHA's housing stock is well past its expected useful life. McDougald Terrace is now 61 years old.
- In addition, Mr. Parks provided photos and commented on the following housing areas managed by DHA - scattered sites built in 1962; Cornwallis Road built in 1967; Hoover Road built in 1968; Oldham Towers built in 1969; Club Boulevard Community built in 1969; Birchwood Heights built in 1971; Oxford Manor built in 1972; Liberty Street built in 1972; J.J. Henderson built in 1978; Forest Hill Heights built in 1981; Edgemont Elms built in 1989; Laurel Oaks built in 2004; and 1010 Worth Street built in 2014;
- Edgemont Elms has been renovated and is now fully occupied, due to the support from the City government.
- The Choice Neighborhoods Initiative is about much more than building or renovating housing units. It's about transforming communities. The acceptance of Durham's Transformation Plan is an important milestone on the path to implementation, but not a guarantee of funding. The CNI process is expected to take up to 15 years to fully implement.
- HUD's Rental Assistance Demonstration program seeks to bring private sector investment into the redevelopment and ongoing management of the public housing portfolio. Through Development Ventures, DHA's wholly-owned subsidiary, DHA has been participating in the RAD program since it began just a few years ago.
- Due to tax credit financing, DHA has been able to renovate its Preiss-Steele Place, Morreene Road and Damar Court properties; and the curb appeal and modernized interiors of these properties will return lasting value.
- Goley Pointe combines multifamily and single family homes in Durham's Central Neighborhood.
- Bringing the entire DHA portfolio into the RAD program is expected to take up to 10 years.
- DHA's staffing level has seen a dramatic reduction since 2010. Going forward, the efficient use of resources has never been more important for housing authority and the City of Durham.

After the presentation, discussion and/or comments was held on the Section 8 program/procurement program; age of Durham Housing Authority properties; participation in the RAD program by Durham Housing Authority; net positive cash flow for Edgemont Elms; modernizing Preiss-Steele Place; tax credits for Goley Pointe; public-private partnerships; upcoming construction/renovation for Morreene Road and Damar Court properties; positive progress of Durham Housing Authority; reduction in funding over the last 3 years; including the budget control act of 2011; reduction in staff; self-sufficiency programs for Durham Housing Authority residents; the number of veterans being served; dedicated housing for the homelessness at Goley Pointe; planning process with HUD regarding McDougald Terrace/NCCU; Hoover Road a part of RAD program; next steps of Choice Neighborhood Initiative Program; pre-inspection/inspection process for DHA properties related to veterans; ways by which City of Durham can provide more assistance to Durham Housing Authority; possible discussions by

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DHA with TTA regarding light rail line and affordable housing units; public safety around Durham Housing Authority developments; including security cameras at various DHA units; cost for security cameras at McDougal Terrace and Cornwallis; additional resources needed by DHA to expedite proposed plans; current recruitment for development director; and Durham Housing Authority partnering with Durham County.

Mayor Bell thanked the housing authority staff for the presentation; and asked them to take seriously the comments and present their request before the City Council for possible consideration; such as funds for security cameras. In addition, the Mayor congratulated Mr. Parks and the housing authority staff for what they have been able to accomplish over the past few years.

There being no further business to come before the City Council and Durham Housing Authority, the meeting was adjourned at 11:10 a.m.

D. Ann Gray, MMC, NCCMC
City Clerk